

ELEFTERION CAROL LANNON/LEEPER WILLIAM JORDAN
2107 EGRET LN
FERNANDINA BEACH, FL 32034

07-2N-27-0000-0002-0080



BUILDING CHARACTERISTICS

ELEMENTCD

AVERAGE 100
GABLE/HIP 100
COMP SHNGL 100
DRYWALL 90
PLYWOOD 10
CARPET 80
SHT VINYL 20
CENTRAL 100
AIR DUCTED 100
3 100
1.5 100
WOOD FRAME 100
1. 1. 100
0 100
DIST 01 100
NONE 100

Quality Level 03
SINGLE FAMILY
MAP NUMMKT AREA04
NEIGHBORHOOD/LOC4053.00
AREATOTAL PCT TOT SUB
TYPE GROSS OF ADJ BAREA
AREA AREA BASE MARKET
VALUE
BAS27610027622,488
BAS1,1761001,17695,820
USP9630292,363

TOTALS1,5481,481120,671

MARKET ADJUSTMENTS

TYPEDLMEFF. AREATOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYBEYBECONFNCTNORM% COND

0100011,481108.120097.58144,5161982198500016.5083.50

1 SINGLE FAM - 0% - 0Heated Area: 1452HX Base Yr

244924

BAS1993

35

238

1212

BAS1993

USP1997

238

NASSAU COUNTY PROPERTY

PAGE 1 of 14

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE120,671
TOTAL MARKET OB/XF VALUE1,890
TOTAL LAND VALUE - MARKET64,000
TOTAL MARKET VALUE186,561
SOH/AGL Deduction40,132
ASSESSED VALUE146,429
TOTAL EXEMPTION VALUE0
BASE TAXABLE VALUE146,429
TOTAL JUST VALUE186,561
NCON VALUE0
INCOME VALUE
PREVIOUS YEAR MKT VALUE144,798

PERMIT NUMDESCRIPTIONAMTISSUED

01015OTHER003/01/2001

B9805461REMODEL1,33510/01/1998

SALES DATA

OFF RECORD INST Q U I V I RSN CD SALE PRICE

Number DATE

2647/1486/09/2023SWQI01165,000

GRANTOR:CASCADE FUNDING MORTG

GRANTEE:ELEFTERION CAROL LA

2630/12303/30/2023CTUII18134,100

GRANTOR:CLERK OF COURT

GRANTEE:CASCADE FUNDING MOR

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W49 S24 E14 BAS=[YR=1993] S12 E23
USP=[YR=1997] E8 N12 W8 S12\$ N12 W23\$ E35 N24\$.

EXTRA FEATURES

LNOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10500FP-PRE FAB00001.00UT3,500.003,500.00100198219823541,890

LAND DESCRIPTION

LNUSE CODECLS LAND USE DESCRIPTIONCAPRD LOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPHFAC% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000110CSFR RURAL00005OR250.00140.000.80AC1.001.001.0080,000.0080,000.0064,000

TOTAL OB/XF1,890

REVIEW DATE02/20/2020BYNWA

Total Acres: 0.80Total Land Value: 64,000Market: 0Agricultural: 0Common: 64,000PRINTED 08/02/2023 BY SYS